October 6, 2022

City of Issaquah
Community Planning & Development
1775 12th Avenue NW
Issaquah, WA 98027

Parkland Heights
CARA Narrative

The proposed Parkland Heights project is located at 4929 Issaquah-Pine Lake Road SE in Issaquah, WA, on one parcel in the SF-SL (Single Family – Small Lot) zone. The existing detached single-family house will be demolished, and a new subdivision will be developed. The project proposes 23 detached-single family dwelling units and a private road through the site. The proposed development is summarized by the following characteristics and narrative:

Property Location:	4929 Issaquah-Pine Lake Road SE, Issaquah, WA 98029
Parcel Number:	2224069039
Property Zoning:	SF-SL
Proposed Zoning:	SF-SL
Property Area:	232,555 SF (5.34 AC)
Proposed Residential Lots:	23
Lot Size Range:	6,004 square feet – 7,910 square feet
Provided Open Space	39,640 square feet
Project Type:	Preliminary Plat

Critical Aquifer Recharge Area

A section of the proposed development is in range of a nearby Class 3 Critical Aquifer Recharge Area (CARA). Per city municipal code, a CARA narrative is required as part of a preliminary plat submittal for development sites that lie within CARAs. Area of the proposed private road that provides access into the site as well as well as area within lots 13-23 lies within the CARA.

There will be no contamination of groundwater from construction activities as all potentially hazardous materials will be stored outside of the CARA throughout land and homebuilding construction. The storage location of these items has been depicted in the preliminary plans on sheet ER-01. A hazardous materials inventory has been prepared and submitted as part of the preliminary plat submittal, but it does not list any items to be stored in the CARA as they will be stored outside of the CARA. Please note that some common homebuilding materials such as paint, varnish, etc will be used within the CARA during homebuilding, but they will be stored outside the CARA during construction.

Any proposed uses within critical aquifer recharge areas that have the potential to degrade water quality in the CARA may be prohibited, or conditioned as established in IMC 18.10.796 and Chapter 13.29 IMC, Groundwater Quality Protection Standards. The following is a table showing how the site proposal meets or exceeds the requirements outlined in code for development sites within CARAs.

IMC Section	Purpose	Response
IMC 18.10.796 Critical aquifer recharge areas (CARAs). The provisions of this section shall apply to regulated activities occurring within Class 1, Class 2, and Class 3 CARAs	The purpose of this section is to establish critical aquifer recharge areas (CARAs) and groundwater protection standards to protect the Issaquah Creek Valley aquifer from degradation and depletion.	The development will be consistent with surrounding land uses which are also located on the surrounding Class 3 CARA. By keeping consistent with surrounding development and

20210 142nd Avenue NE • Woodinville, WA 98072 • ph: 425.806.1869 • fx: 425.482.2893 • www.LDCcorp.com

	The intent is to minimize loss of recharge quantity, to maintain the protection of supply wells for public drinking water, and to prevent contamination of groundwater.	following all IMC density standards there will be minimal loss of recharge quantity. Stormwater regulation will otherwise meet all requirements of the stormwater manual with the proposed detention, water quality treatment and discharge BMPs. There will be no contamination of groundwater from construction activities as all potentially hazardous materials will be stored outside of the CARA throughout land and homebuilding construction. The storage location of these items has been depicted in the preliminary plans on sheet ER-01.
IMC 13.29.010 Purpose and applicability. The provisions of this section shall apply to regulated activities occurring within Class 1, Class 2 and Class 3 CARAs	The purpose of this chapter is to establish groundwater protection standards to protect the Issaquah Creek Valley Aquifer from degradation and depletion. Activities shall only be permitted in a critical aquifer recharge area (CARA) if the applicant can show that the proposed activity will not cause contaminants to enter the aquifer through compliance with the best management practices (BMPs) for handling and storing hazardous materials. The City shall impose development conditions in accordance with BMPs to prevent degradation of groundwater.	All water, sewer, and drainage BMPs imposed by the City will be implemented during and after development. There will be no contamination of groundwater from construction activities as all potentially hazardous materials will be stored outside of the CARA throughout land and homebuilding construction. The storage location of these items has been depicted in the preliminary plans on sheet ER-01.

We look forward to working with you, and appreciate your review, input, and assistance.

Sincerely,

Tom Abbott, PE
Project Manager
LDC, Inc.
HQ Office